
1040 2nd Street
Sturgis, SD 57785
www.sturgis-sd.go .



Voice: (605) 347-4422
Fax: (605) 347-9187

Planning Commission Minutes

Chairman Hughes called the July 2, 2013 Planning Commission to order at 5:30 pm with the following members present:

Judy Hughes Judy Iverson Arvid Meland Tammy Bohn
Suzanne Olson

Also present:

Christina Steele (Planning & Zoning Coordinator)
Daniel Ainslie (City Manager)
Jason Anderson (Council Representative)

The minutes from the June 4 meeting were reviewed and approved.
A summary of recent Council actions related to planning & zoning was reviewed.

1. Use on Review – David Noonan, 1921 Sherman Street, Sturgis, SD 57785

This property located in the Highway Service Zone is currently used as leased office space and self storage units. Applicant is requesting a change in use to include a congregate dwelling and leased office space. The self storage areas will be removed. In this zone, congregate dwellings are allowed via use on review application and approval.

The applicant was present and gave an overview of his request. No concerns were raised by members of the public. After a brief discussion, a motion was made and seconded. All approved upon voting.

The Commission will recommend approval to the Council with no conditions added. A request for public hearing will be made at the July 15 meeting. A public hearing will be set for July 29.

2. – 4. Request for Zoning Amendment (all heard as one).

Owner/Representative: Northern Air & AG, Inc.
924 and 930 Dudley
Sturgis, SD 57785

Owner/Representative: Floyd Casteel (Alicia Casteel Harris)
932 Dudley
Sturgis, SD 57785

Owner/Representative: Joanne Jaeger
950 Dudley
Sturgis, SD 57785

Applicants are all requesting a change of zoning to Highway Service to allow for a parking area to be built. The parking area would service the Easyriders Saloon.

Applicants were present along with representatives from the Easyrider Saloon, their legal counsel and members of the public.

An overview of the intent was given by Easyriders management. He explained that an engineering study is being conducted to address drainage issues at that location. Broze Engineering will be designing a drainage plan. A landscaping design is also being created.

Attorney Dale Hanson explained current and future flood plain issues as they relate to sales of property within the flood plain.

Several members of the public who live in and near the area made comment and asked questions.

A motion was made to table the items until the Engineering Study/drainage Plan and landscaping designs are available for review.

Review of previously issued Use on Review applications for the following:

Dogwood Lodge 955 Pineview Drive Use: Dog Grooming/Boarding in a Hwy Service Zone. Issue date: 4/30/12

Having received no complaints or violations for this applicant, an extension to the standing Use on Review was recommended.

The meeting was adjourned at 7:00 pm.

The next meeting is scheduled for August 20, 2013 at 5:30 pm.

Respectfully submitted,
Christina Steele